NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

Matter No 142045-TX

Date November 21, 2025

County where Real Property is Located Mills

ORIGINAL MORTGAGOR	CODY KEEL AND KIMBERLY N KEEL, A MARRIED COUPLE
ORIGINAL MORTGAGEE	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, AS BENEFICIARY, AS NOMINEE FOR MORTGAGE FINANCIAL SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE	PennyMac Loan Services, LLC
MORTGAGE SERVICER	PennyMac Loan Services, LLC

DEED OF TRUST DATED 3/28/2019, RECORDING INFORMATION Recorded on 3/29/2019, as Instrument No 1910482

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION) **BEING 18 85 ACRES OF LAND, SITUATED IN MILLS COUNTY, TEXAS, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **2/3/2026,** the foreclosure sale will be conducted in **Mills** County in the area designated by the Commissioners Court, pursuant to Section 51 002 of the Texas Property Code as the place where the foreclosure sales are to take place If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted The trustee's sale will be conducted no earlier than **1 00 PM** or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is

PennyMac Loan Services, LLC
3043 Townsgate Rd Suite 200
Westlake Village CA 91361

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee Pursuant to the Servicing Agreement and Texas Property Code §51 0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan

FILED FOR RECORD
At 4:05 O'Clock P M

NOV 25 2025

SONYA SCOTT County & District Clerk
Mills County Texas
By _____ Deputy

4859277

AP NOS/SOT 08212019

Matter No 142045-TX

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51 0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE XOME INC , TEJAS CORPORATE SERVICES LLC, AGENCY SALES AND POSTING, LLC, ALDRIGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein The address for the Substitute Trustee as required by Texas Property Code, Section 51 0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone (866) 931-0036

Assert and protect your rights as a member of the armed forces of the United States If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately

By Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P O BOX 17935
SAN DIEGO, CA 92108-0935
FAX # 619-590-1385
Phone (866) 931-0036

Posted by

Print name Louis C Stanzel
11-25-25

TS# 142045-TX

EXHIBIT "A"

THE STATE OF TEXAS:
COUNTY OF MILLS:

18.85 ACRE TRACT

Being 18 85 acres of land, situated in Mills County, Texas, of which 10 49 acres is out the J B. BRISON SURVEY, ABSTRACT NUMBER 1011, and the remaining 8.36 acres is out of the B M THOMPSON SURVEY, ABSTRACT NUMBER 1157, and being out of a 19 acre First Tract, First Parcel, and being out of a 3 acre First Tract Second Parcel, that is described in a deed from Chad Wesley Boykin, et ux, to Robert L Boykin, recorded in Instrument Number 1708623, Official Public Records of Mills County, Texas, and being the land described as a 8 14 acre tract, in a deed from Carlos L Patterson, et ux, to Robert L Boykin, et ux, recorded in Volume 148 at Page 838, Deed Records of Mills County, Texas, and further described as follows,

BEGINNING, at a ½ inch iron rod found in a fence in the East line of Mills County Road Number 305, and being in the occupied West line of said 19 acre tract, and being the Southwest corner of a 10 49 acre tract of land that is described in a deed to James Darin Apple and April Michelle McGuire, recorded in Instrument Number 1707958, said Official Public Records, for the Northwest corner of this tract,

THENCE, N 90° 00' 00" E 404 82 feet, to a ½ inch iron rod found at the Southeast corner of said 10 49 acre tract, and being in the West line of a First Tract, that is described in a deed to Dorothy Dennard, et al, recorded in Volume 177 at Page 834, said Deed Records, for the Northeast corner of this tract;

THENCE, S 02° 10' 14" E 789 47 feet, with a fence, to a 3 inch pipe post found at the Northwest corner of said 8 14 acre tract, for an internal corner of this tract

THENCE, N 82° 07 33" E 725 61 feet with a fence, to a 3 inch pipe post found at the Northeast corner of said 8 14 acre tract, for a corner of this tract,

THENCE, with the East line of said 8 14 acre tract, as follows, S 13° 37' 33" W 414 20 feet, to a ½ inch iron rod set S 14° 49' 33" W 145 30 feet, part way with the remains of a very old fence, to a ½ inch iron rod set, and S 10° 06' 27" E 72 00 feet, to a ½ inch iron rod set at the Southeast corner of said 8 14 acre tract, for the Southeast corner of this tract;

THENCE, N 89° 56' 24" W 615 45 feet, with a fence, to a 3 inch pipe post found at the occupied Southwest corner of said 8 14 acre tract for the Southwest corner of this tract;

THENCE, N 03° 31' 48" E 134 76 feet, with a fence, to a 3 inch pipe post found at the Southeast corner of Mills County Road Number 305 for a corner of this tract,

THENCE, with the East and North line of Mills County Road Number 305, as follows N 02° 12' 47" E 44 41 feet to a ½ inch iron rod found, S 89° 44' 53" W 375 32 feet, part way with a fence, to a ½ inch iron rod found, N 50° 30' 43" W 18 83 feet, to a ½ inch iron rod found, N 27° 47' 20" W 24 50 feet, to a ½ inch iron rod found, N 00° 54' 07" W 155 84 feet, to a 3 inch pipe post, N 00° 09' 39" E 597 73 feet, with a fence, to a 3 inch pipe post, N 03° 37' 26" W 292 56 feet, with a fence, to a 2 inch pipe post, and N 01° 43' 22" W 46 38 feet, with a fence, to the point of beginning and containing 18 85 acres of land